089.A	0001	0064.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	421,500	/	421,500
USE VALUE:	421,500	/	421,500
ASSESSED:	421,500	/	421,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	HARKNESS GLENN E/TRUSTEE &
Owner 2:	ANDRUS JEFFREY/TRUSTEE
Owner 3:	ANDHAR ARLINGTON REALTY TRUST
Street 1:	247 ALDER ROAD
Street 2:	
Twn/City:	WESTWOOD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02090 Type:

PREVIOUS OWNER

Owner 1:	EVERGREEN LP LLC -
Owner 2:	-
Street 1:	64 HEMLOCK ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1965, having primarily Wood Shingle Exterior and 893 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	421,500			421,500
Total Card	0.000	421,500			421,500
Total Parcel	0.000	421,500			421,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.00 | /Parcel: 472.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	315450
GIS Ref	
GIS Ref	
Insp Date	08/20/18

!16035!

PREVIOUS ASSESSMENT

Parcel ID 089.A-0001-0064.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	415,500	0	.		415,500	415,500	Year End Roll	12/18/2019
2019	102	FV	427,400	0	.		427,400	427,400	Year End Roll	1/3/2019
2018	102	FV	379,300	0	.		379,300	379,300	Year End Roll	12/20/2017
2017	102	FV	346,800	0	.		346,800	346,800	Year End Roll	1/3/2017
2016	102	FV	346,800	0	.		346,800	346,800	Year End	1/4/2016
2015	102	FV	317,900	0	.		317,900	317,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/11/20	05:41:20

LAST REV

Date	Time
08/20/18	15:52:35
danam	
16035	

USER DEFINED

Prior Id # 1:	56021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EVERGREEN LP LL	129-129		4/4/2014	Private	245,000	No	No		
BANNISTER JESSI	1423-14		9/7/2012		380,000	No	No		SEE MASTER DEED 39-49

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2015	633	Re-Roof	6,500		6/9/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	Measured	DGM	D Mann
5/14/2015	SQ Returned	MM	Mary M
4/1/2014	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7384																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	LL - LOWER LEVEL
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.94379139
Adj $ / SQ:	375.865
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441812
Depreciation:	20323
Depreciated Total:	421489

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 2	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	413.45
Special Features:	0	Val/Su Net:	472.00
Final Total:	421500	Val/Su SzAd	472.00

SKETCH

UnSketched SubAreas:
GLA: 893,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	893	375.860	335,647

Net Sketched Area:	893		Total:	335,647	
Size Ad	893	Gross Are	893	FinArea	893

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.A-0001-0064.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	80	A	AV	2000	0.00	T	15.2	102						

More:	N	Total Yard Items:		Total Special Featues:		Total:	